

FINDINGS OF FACT

Century Land Group, LLC is the listed owner of property at 3639 Colfax Avenue N., in the City of Minneapolis. Charles A. Miller is listed as the Chief Manager of the Limited Liability Company and is listed as the sole member of the Limited Liability Company. On June 9, 2009, Century Land Group, LLC and Charles A. Miller applied for a rental license for the property. Century Land Group, LLC was listed on the application as the owner and Charles A. Miller was listed on the application as natural person/Chief Operating Officer of the Limited Liability Company. The address listed for the owner was 3201 N. 3rd Street #203, Minneapolis, MN.

Mary E. Durkop was listed on the rental license application as the person responsible for the maintenance and management of the property. Mary Durkop's listed address on the rental license application was 3201 3rd Street N. #300, Minneapolis, MN 55412.

On April 5, 2011, Housing Inspector Marvin Forbragd conducted an inspection at the 3639 Colfax Avenue N. address. Inspector Forbragd issued orders to Mary Durkop to repair or replace the deteriorating roof overhand of the dwelling, to repair or replace the exterior handrails on the back of the property, to provide screens on door and windows where needed, to properly prepare and paint the bathroom window and to repair or replace the sash cords on windows throughout the property. The issued orders gave the property manager until May 7, 2011, to comply with the written orders.

On May 10, 2011, a re-inspection was completed at the property and it was found that the violations had not been completed and on May 12, 2011, an administrative citation was issued in the amount of \$200.00. On June 14, 2011, an additional inspection was conducted which showed that the all violations except the orders to repair or replace the sash cords had been corrected and on June 15, 2011, a second administrative citation was issued in the amount of \$400.00. On July 28, 2011, an inspection was conducted which showed that the sash cord violation had not been corrected and on August 2, 2011, a third administrative citation was issued in the amount of \$800.00. On September 14, 2011, an inspection was conducted which showed that the sash cord violation had not been corrected and on September 21, 2011, a fourth administrative citation was issued in the amount of \$1,600.00. On November 30, 2011, another inspection was completed which showed that the sash cord violation had not been corrected and on December 2, 2011, a fifth administrative citation was issued in the amount of \$2,000.00.

All the issued citations informed the property manager that the citations could be paid or appealed. Mary Durkop appealed the \$1,600.00 and \$2,000.00 administrative citations. After hearing the appeal of the \$1,600.00 administrative citation, Administrative Hearing Officer Gurovitsch, upheld the \$1,600.00 administrative citation on December 11, 2011. The \$2,000.00 administrative citation was upheld on March 13, 2012, by Administrative Hearing Officer Grovitsch, in default when no one appeared on behalf of the owner or property manager.

On July 10, 2012, the rental license application was updated to list Century Land Group, LLC's business address as 2915 Wayzata Blvd., Minneapolis, MN 55405. The updated application also removed Mary Durkop as the person responsible for the maintenance and management of the property and listed Charles A. Miller as the person responsible for the maintenance and management of the property. Mr. Miller's address was listed as 2915 Wayzata Blvd., Minneapolis, MN 55405.

A records review showed that the administrative citations had not been paid and on August 28, 2012, a Notice of Director's Determination of Non-Compliance was sent to the owner, Century Land Group, LLC at the listed address of 2915 Wayzata Blvd., Minneapolis, MN 55405. A copy of the Notice of Director's Determination of Non-Compliance was also sent to the property manager Charles A. Miller at the listed address of 2915 Wayzata Blvd., Minneapolis, MN 55405. The Notice informed the owner and property manager that there was a violation of M.C.O. § 244.1910 (11)(a) due to delinquent assessments for unpaid administrative citations on the rental property located at 2639 Colfax Avenue North. The owner and property manager were given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11).

The owner and property manager failed to bring the property into compliance and on September 25, 2012, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Century Land Group, LLC at the listed address of 2915 Wayzata Blvd., Minneapolis, MN 55405. A copy of the Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was also sent to the property manager, Charles A. Miller at the listed address of Century Land Group, LLC at the listed address of 2915 Wayzata Blvd., Minneapolis, MN 55405. The property was also posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which he failed to do.